

ONE ELEVEN DEVELOPMENT CODE

Palm Desert, California

07 January 2017



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A. PURPOSE

This Chapter provides detailed regulations for development and new land uses within the 111 Corridor Plan area and is intended to provide for the continuing evolution of the 111 Corridor Plan area from an old highway commercial strip to a place where:

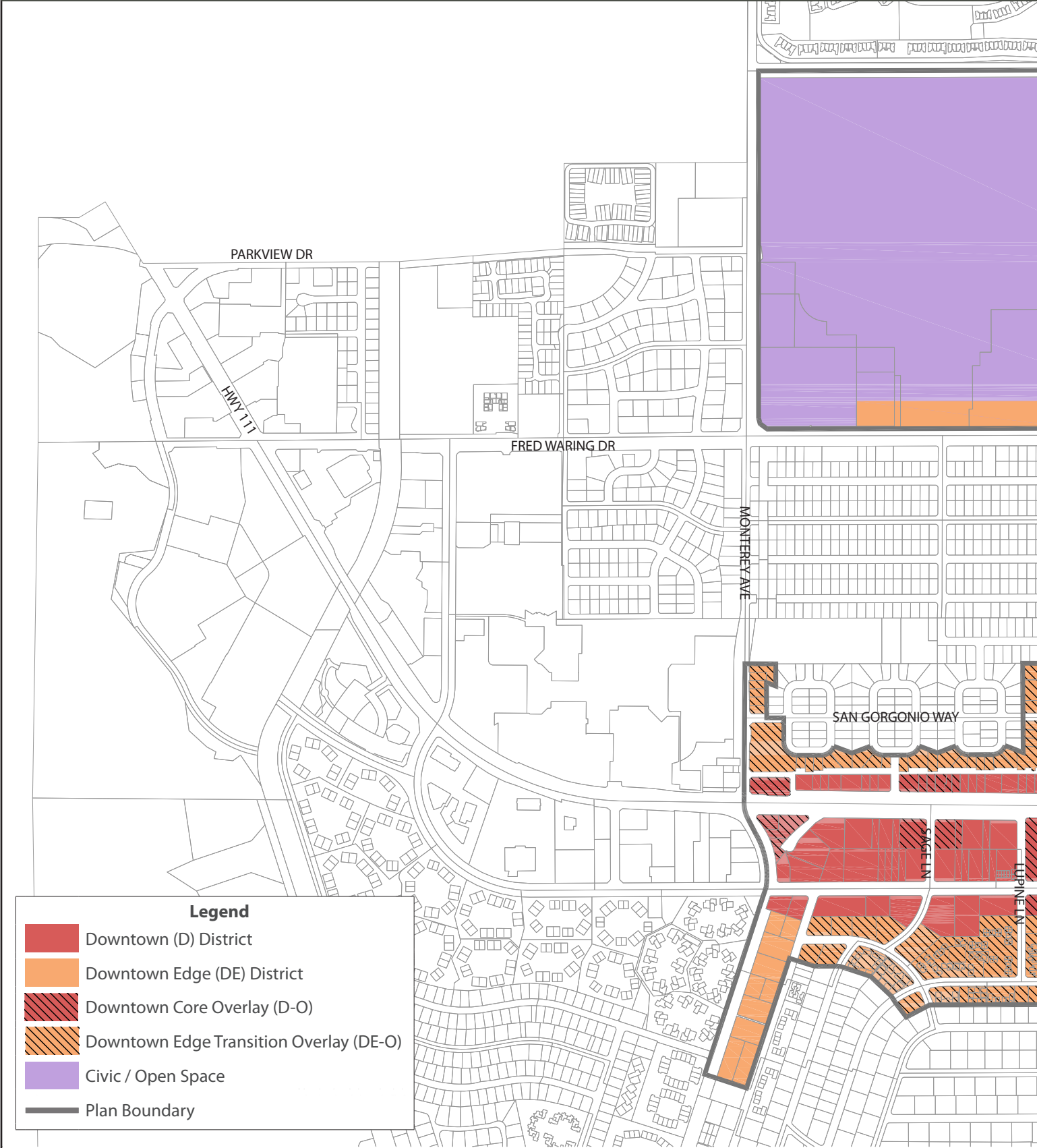
1. A mixture of land uses including shops, workplaces, residences, and civic buildings are within walking distance of one another;
2. Streets that are attractive to pedestrians also conveniently and efficiently accommodate the needs of cyclists and the automobile; and
3. New and remodeled buildings work together to define the pedestrian-oriented space of the public streets within the plan area, and are harmonious with each other and the desired character of the plan area.

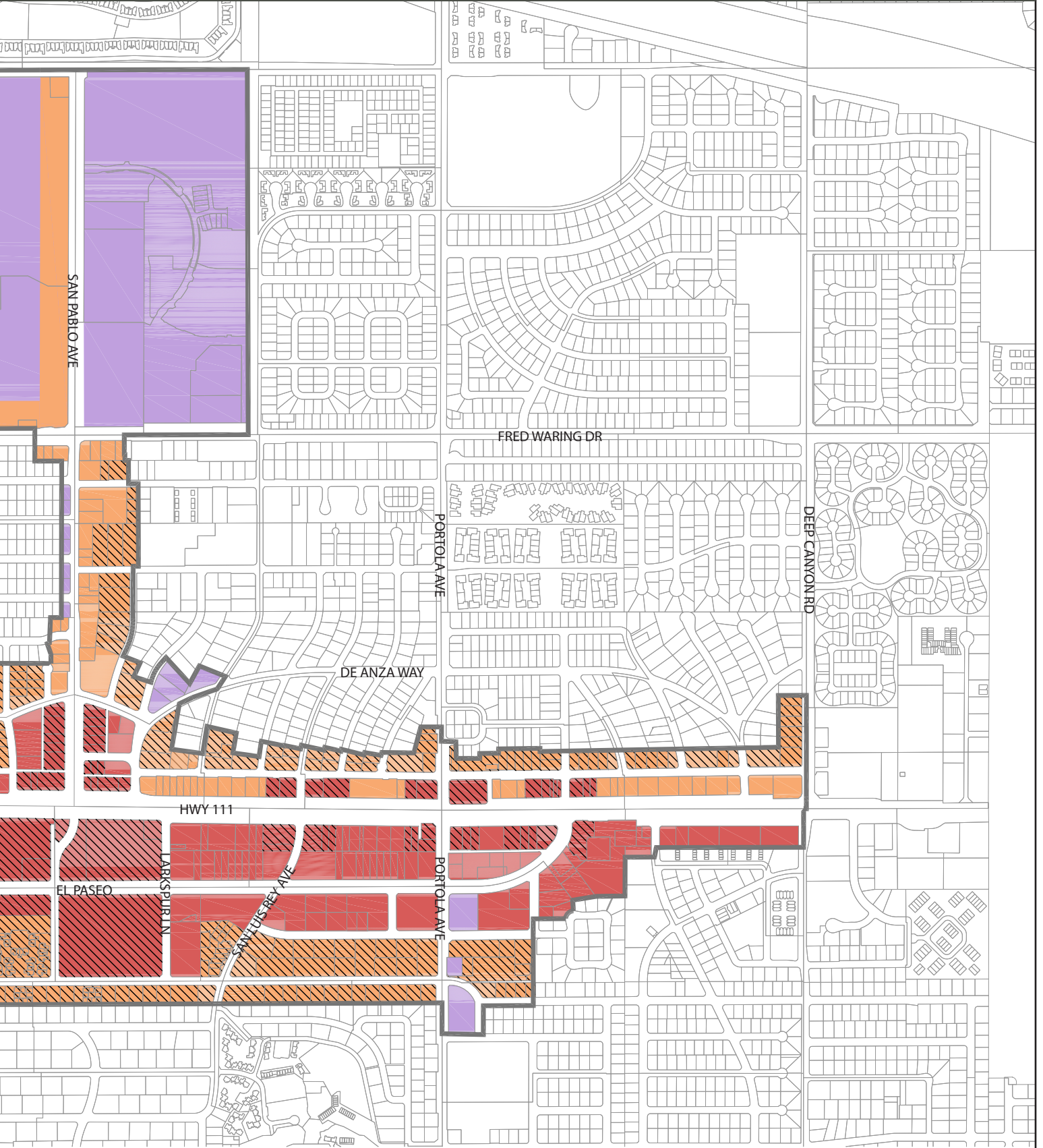
B. APPLICABILITY

Proposed development, subdivisions, and new land uses within the plan area shall comply with all applicable requirements of this Development Code, as follows.

- A. Regulating Plan.** The Regulating Plan (Figure 25.18-1) defines the zones within the 111 Corridor Plan area that differentiate standards for building placement, design, and use; and identifies the parcels included within each zone.
- B. Land Use and Permit Requirements.** Section 25.18.040 identifies the land use types allowed by the City in each of the zones established by the Regulating Plan. A parcel within the 111 Corridor Plan area shall be occupied only by land uses identified as allowed within the applicable zone by Section 25.18.040, subject to the type of City approval (for instance permitted by right, administrative use permit, conditional use permit) required by Section 25.18.040.
- C. Development Standards.** The development standards in Section 25.18.050 regulate the building envelope and the features of buildings that affect the public realm of the street, sidewalk, and public open spaces. The development standards regulate building intensity, building setbacks, building height, building size and spacing, required frontage types, allowed architectural elements, required on-site open space, parking placement, and parking requirements and vary according to the zone applied to a parcel by the Regulating Plan. Proposed development shall comply with all applicable standards in Section 25.18.050.

FIG. 25.18-1. REGULATING PLAN





The following descriptions of each downtown district identify the characteristic uses, intensity of uses, and level of development intended for that district.

A. DOWNTOWN (D) DISTRICT

The Downtown (D) zone introduces urban, multi-story buildings up to 3-stories tall and located at or near the sidewalk.¹ Primary building access is from the sidewalk and parking is behind buildings or subterranean. Ground floors accommodate retail, restaurant, service, and office uses, while upper floors accommodate residential and office uses. Residential uses are prohibited on the ground floor along the El Paseo frontage.



B. DOWNTOWN CORE OVERLAY (D-O)

Buildings within the Downtown Core Overlay (D-O) may be up to 4-stories.¹ In addition, residential uses are prohibited on the ground floor.



C. DOWNTOWN EDGE (DE) DISTRICT

The Downtown Edge (DE) zone serves as a buffer between Downtown and the residential neighborhoods to the north and south. It introduces urban, multi-story buildings up to three stories tall. It is a flexible zone that allows a wide range of uses, including residential, office, service, and retail uses. Buildings with retail ground floors are located right behind the sidewalk while buildings with residential ground floors are set back with small front yards.



D. DOWNTOWN EDGE TRANSITION OVERLAY (DE-O)

Buildings within the Downtown Edge Transition Overlay (DE-O) are required to step down to two stories along the portions of the parcel that are adjacent to single family zones. In addition, most non-residential uses within the DE-O are permitted subject to a conditional use permit.



¹ Building Height may be increased by 1 story if public improvements are implemented per conditions in *111 Corridor Implementation Manual*.

Table 25.18-1 (Use Matrix for Downtown Districts) identifies allowed uses and corresponding permit requirements for the downtown districts and all other provisions of this title. Descriptions/definitions of the land uses can be found in Chapter 25.99 (Definitions). The special use provisions column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Uses that are not listed are not permitted. However, the Commission may make a use determination as outlined in Section 25.72.020 (Use Determinations).

TABLE 25.18-1. USE MATRIX FOR DOWNTOWN DISTRICTS

| Land Use | Zone | | | | Special Use Provisions |
|---|------------------|------------------|----|------|------------------------|
| | D | D-O | DE | DE-O | |
| Residential Uses | | | | | |
| Assisted Living | N | N | N | C | |
| Condominium | C ¹ | C ¹ | C | C | 25.16.040.B |
| Dwelling, duplex | C ¹ | C ¹ | C | P | 25.16.040.B |
| Dwelling, multifamily | C ¹ | C ¹ | C | P | 25.16.040.B |
| Dwelling, single-family | C ¹ | C ¹ | C | N | 25.16.040.B |
| Group home | C ¹ | C ¹ | C | N | 25.16.040.B |
| Home-based business | N | N | N | P | |
| Agriculture-Related Uses | | | | | |
| Garden, private | C ¹ | C ¹ | N | P | |
| Greenhouse, private | N | N | C | P | |
| Horticulture, private | N | N | C | P | |
| Recreation, Resources Preservation, Open Space, and Public Assembly Uses | | | | | |
| Club, private | N | N | N | C | |
| Day care center | C ¹ | C ¹ | N | N | |
| Day care, large family | N | N | N | A | 25.10.040.F |
| Day care, small family | N | N | N | P | |
| Institution, educational | N | N | C | C | |
| Institution, general | N | N | C | C | |
| Institution, religious | N | N | C | C | |
| Mechanical or electronic games, ≤ 4 | P ¹ | P ¹ | P | N | |
| Mechanical or electronic games, ≥ 5 | C ^{1,2} | C ^{1,2} | C | N | |
| Recreational facility, incidental | N | N | N | C | 25.10.040.H |
| Recreation facility, private | N | N | N | P | |
| Recreation facility, public | N | N | N | C | |

¹ Uses prohibited along El Paseo facing ground floor frontages.

² The establishment may be permitted with an administrative use permit but may be elevated to a conditional use permit at the discretion of the ZA based on: parking, traffic, or other impacts.

P = use permitted by right

A = use requires administrative use permit

C = use requires approval of conditional use permit

N = use not permitted

TABLE 25.18-1. USE MATRIX FOR DOWNTOWN DISTRICTS (CONTINUED)

| Land Use | Zone | | | | Special Use Provisions |
|---|------------------|------------------|----------------|------|------------------------|
| | D | D-O | DE | DE-O | |
| Retail, Service, and Office Uses | | | | | |
| Accessory massage establishments | P | P | P | N | 25.34.160 |
| Ancillary commercial | N | N | A | N | 25.16.040.E |
| Art gallery | P | P | P | A | |
| Art studio | P ¹ | P ¹ | A | A | |
| Book and card shops | P | P | N | N | |
| Bed and Breakfast | N | N | C | C | |
| Clothing and apparel shops | P | P | P | N | |
| Convention and visitors bureau | P ¹ | P ¹ | C | N | |
| Drugstore | P ¹ | P ¹ | N | N | |
| Financial institution | P ¹ | P ¹ | C | N | |
| Furniture stores and home furnishings | P | P | P | N | |
| Gift and accessories boutiques (including small antiques) | P | P | P | N | |
| Grocery Store < 35,000 SF | C ¹ | C ¹ | N | N | |
| Health club, gyms or studios | C ^{1,2} | C ^{1,2} | C ² | N | |
| Hotel | C | C | C | C | |
| Independent stand-alone massage establishments | P ¹ | P ¹ | C | N | 25.34.160 |
| Jewelry shops | P | P | P | N | |
| Liquor store | P ¹ | P ¹ | N | N | |
| Liquor, beverage and food items shop | P ¹ | P ¹ | N | N | |
| Luggage shops | P | P | P | N | |
| Medical, clinic | P ¹ | P ¹ | P | N | |
| Medical, office | P ¹ | P ¹ | P | N | |
| Medical, hospital | P ¹ | P ¹ | C | C | |
| Medical, laboratory | N | N | P | N | |
| Mortuary | C ¹ | C ¹ | N | N | |
| Office, professional | P ¹ | P ¹ | P | C | 25.10.040.M |
| Office, local government | P ¹ | P ¹ | P | N | |
| Office, neighborhood government | N | N | N | C | |
| Office, travel agency | P ¹ | P ¹ | P | N | 25.10.040.K |
| Outdoor sales | A ¹ | A ¹ | A | N | |

¹ Uses prohibited along El Paseo facing ground floor frontages.

² The establishment may be permitted with an administrative use permit but may be elevated to a conditional use permit at the discretion of the ZA based on: parking, traffic, or other impacts.

P = use permitted by right

A = use requires administrative use permit

C = use requires approval of conditional use permit

N = use not permitted

TABLE 25.18-1. USE MATRIX FOR DOWNTOWN DISTRICTS (CONTINUED)

| Land Use | Zone | | | | Special Use Provisions |
|---|------------------------------|----------------|----------------|------|------------------------|
| | D | D-O | DE | DE-O | |
| Personal services | P | P | P | N | |
| Restaurant | C ² | C ² | C ¹ | N | 25.16.040.H |
| Retail | P | P | P | N | |
| Retail, bulky items | P ¹ | P ¹ | C | N | |
| Spa | P | P | P | C | |
| Sundries shops (general merchandise) | P | P | P | N | |
| Time-share project | C ¹ | C ¹ | N | N | |
| Utility, Transportation, Public Facility, and Communication Uses | | | | | |
| Fire Station | C | C | C | C | |
| Commercial communication tower | C | C | C | | |
| Commercial parking lot | P | P | C | C | 25.10.040.I |
| Office parking lot | N | N | N | C | 25.10.040.L |
| Public service facility | N | N | N | C | |
| Utility Facility | N | N | N | C | |
| Utility installation | C | C | N | N | |
| Automobile and Vehicle Uses | | | | | |
| Automotive rental agency | P | P | C | N | |
| Automotive service station | C | C | N | N | |
| Temporary Uses | See Section 25.34.080 | | | | |

¹ Uses prohibited along El Paseo facing ground floor frontages.

² The establishment may be permitted with an administrative use permit but may be elevated to a conditional use permit at the discretion of the ZA based on: parking, traffic, or other impacts.

P = use permitted by right

A = use requires administrative use permit

C = use requires approval of conditional use permit

N = use not permitted

The development standards on Table 25.18-2 (Downtown District Development Standards) are applicable to the downtown zoning districts. These standards, along with other development standards (e.g., landscaping requirements, signs, and parking standards) in this title, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high-quality development.

TABLE 25.18-2. DOWNTOWN DISTRICT DEVELOPMENT STANDARDS

| Development Standard | Zone | | | |
|---|-------------------|--------------------------------|-------------------|-------------------|
| | D | D-O | DE | DE-O |
| A. Building Intensity | | | | |
| 1. Floor Area Ratio (FAR) | 2.0 | 2.5 | 2.0 | 2.0 |
| B. Building Setbacks as measured from property lines | | | | |
| 1. Primary Street Setback ¹ | | | | |
| a. Ground Floor Residential | 5 ft. | not allowed | 10 ft. | 10 ft. |
| b. Ground Floor Nonresidential | 0 ft. | 0 ft. | 0 ft. | 10 ft. |
| 2. Side Street Setback ¹ | | | | |
| a. Residential | 5 ft. | not allowed | 10 ft. | 10 ft. |
| b. Nonresidential | 0 ft. | 0 ft. | 0 ft. | 10 ft. |
| 3. Side Yard Setback | | | | |
| a. Residential | 0 ft. | 0 ft. | 0 ft. | 5 ft. |
| b. Nonresidential | 0 ft. | 0 ft. | 0 ft. | 5 ft. |
| 4. Rear Setback | | | | |
| a. with alley | 5 ft. | 5 ft. | 5 ft. | 25 ft. |
| b. without alley | 5 ft. | 5 ft. | 5 ft. | 5 ft. |
| C. Building Height ² | | | | |
| 1. To eave of pitched roof (max.) | 3 floors / 40 ft. | 4 floors / 55 ft. | 3 floors / 40 ft. | 3 floors / 40 ft. |
| 2. Pitched roof height above top of eave (max.) | 12 ft. | 12 ft. | 12 ft. | 10 ft. |
| 3. To top of parapet of flat roof (max.) | 3 floors / 45 ft. | 4 floors / 60 ft. ³ | 3 floors / 45 ft. | 3 floors / 45 ft. |
| 4. Ground floor above grade at building setback line (max.) | | | | |
| a. Residential | 4 ft. | not allowed | 4 ft. | 3 ft. |
| b. Nonresidential | 0 ft. | 0 ft. | 0 ft. | 0 ft. |
| 5. Ground story height | | | | |
| a. Residential | 18 ft. | not allowed | 12 ft. | 10 ft. |
| b. Nonresidential | 18 ft. | 18 ft. | 18 ft. | not allowed |

¹ The distance between the face of curb and Primary Street and Side Street building facades must be consistent with the sidewalk and landscape width requirements of General Plan Chapter 10, Streetscape and Public Realm. Accordingly, buildings along the Primary Street and Side Street may need to be setback farther than the minimum specified setback in order to provide space for the sidewalk and landscape widths envisioned by the General Plan.

² Building heights are the vertical distance from the average elevation of the finished grade to the top of eave or top of parapet; pitched roof height is the additional vertical distance from the top of eave to the highest point of the roof; ground story height is measured floor to floor.

³ Building Height may be increased by 1 story / an additional 15 ft. if public improvements are implemented per conditions in 111 Corridor Implementation Manual.

TABLE 25.18-2. DOWNTOWN DISTRICT DEVELOPMENT STANDARDS (CONTINUED)

| Development Standard | Zone | | | |
|---|----------------------|----------------------|----------------------|----------------------|
| | D | D-O | DE | DE-O |
| D. Building Size and Spacing (also see <i>One Eleven Corridor Guidelines</i>, Section 25.20.020) | | | | |
| 1. Primary Street Facade | | | | |
| a. Building width / facade increment | 35 ft. | 35 ft. | 35 ft. | 35 ft. |
| b. Building separation | 0 ft. | 0 ft. | 0 ft. | 15 ft. |
| 2. Side Yard and Side Street Facade | | | | |
| a. Facade Length | TBD | TBD | TBD | TBD |
| E. Required Frontage Types | | | | |
| All street- and lane-facing building frontages must provide at least one (1) of the frontage types listed below. Frontage types may encroach into the public right-of-way or setback as identified below, and may be further limited by the California Building Code (CBC). Please refer to Section 25.20.030 of the <i>One Eleven Corridor Design Guidelines</i> for design criteria for each frontage type. | | | | |
| 1. Shopfront | – | – | – | – |
| 2. Arcade | within 2 ft. of curb | within 2 ft. of curb | – | – |
| 3. Gallery | within 2 ft. of curb | within 2 ft. of curb | within 2 ft. of curb | – |
| 4. Stoop | 5 ft. into setback | n.a. | 5 ft. into setback | 5 ft. into setback |
| 5. Dooryard | to R.O.W. line | to R.O.W. line | to R.O.W. line | to R.O.W. line |
| F. Encroachment Allowed for Architectural Elements | | | | |
| Architectural elements may encroach into the public right-of-way or setback as identified below, and may be further limited by the California Building Code (CBC). Please refer to Section 25.20.040 of the <i>One Eleven Corridor Design Guidelines</i> for design criteria for each architectural element. | | | | |
| 1. Awning, canopy | within 2 ft. of curb | within 2 ft. of curb | within 2 ft. of curb | within 2 ft. of curb |
| 2. Balcony | 3 ft. into R.O.W. | 3 ft. into R.O.W. | 3 ft. into setback | 3 ft. into setback |
| 3. Bay Window | 3 ft. into R.O.W. | 3 ft. into R.O.W. | 3 ft. into setback | 3 ft. into setback |
| 4. Cantilevered Room | 2 ft. into R.O.W. | 2 ft. into R.O.W. | 2 ft. into setback | 2 ft. into setback |
| 5. Eaves | 3 ft. into R.O.W. | 3 ft. into R.O.W. | 2 ft. into setback | 2 ft. into setback |

¹ Only allowed on upper floors.

² Includes eaves extending into setback from a covered stoop, bay window, cantilevered room, or covered balcony.

TABLE 25.18-2. DOWNTOWN DISTRICT DEVELOPMENT STANDARDS (CONTINUED)

| Development Standard | Zone | | | | | | | |
|---|-----------------------|-------------------------------------|-----------------------|---------------|-----------------------|-------------------------------------|-----------------------|-------------------------------------|
| | D | | D-O | | DE | | DE-O | |
| H. Required On-Site Open Space | | | | | | | | |
| 1. Required On-Site Open Space. Each lot shall provide the quantity of Open Space indicated below, comprised of one (1) or more of the following Open Space Types: i) Court, ii) Back Yard, iii) Side Yard, and/or iv) roof deck as allowed by each individual zone. Please refer to Section 25.20.050 of the <i>One Eleven Corridor Design Guidelines</i> for design criteria for each open space type. Required Open Space must be located behind the Primary Street, Side Street, Side Yard and Rear Yard setback lines, as shown in Figure 25.18-4 (Required Open Space). Setback areas do not count toward the minimum Required Open Space area. | | | | | | | | |
| a. Min. area total | 15% of total lot area | | 15% of total lot area | | 20% of total lot area | | 20% of total lot area | |
| b. Min. area of at least one (1) open space | 10% of total lot area | | 10% of total lot area | | 10% of total lot area | | 10% of total lot area | |
| 2. Design Criteria. | width | length | width | length | width | length | width | length |
| a. Front Yard | Lot width (min.) | Primary Street Setback depth (min.) | - | - | Lot width (min.) | Primary Street Setback depth (min.) | Lot width (min.) | Primary Street Setback depth (min.) |
| b. Court ¹ | 20 ft. min. | 20 ft. min | 20 ft. min. | 20 ft. min | 20 ft. min. | 20 ft. min | 20 ft. min. | 20 ft. min |
| c. Back Yard ¹ | - | - | - | - | 20 ft. min. | 20 ft. min | 20 ft. min. | 20 ft. min |
| d. Side Yard ¹ | 20 ft. min. | 3x width max. | 20 ft. min. | 3x width max. | 20 ft. min. | 3x width max. | 20 ft. min. | 3x width max. |
| e. Roof Deck ¹ | 20 ft. min. | 20 ft. min. | 20 ft. min. | 20 ft. min. | - | - | - | - |
| f. Covered Passage | 10 ft. min. | 3x width max. | 10 ft. min. | 3x width max. | 10 ft. min. | 3x width max. | 10 ft. min. | 3x width max. |
| g. Uncovered Passage | 15 ft. min. | 3x width max. | 15 ft. min. | 3x width max. | 15 ft. min. | 3x width max. | 15 ft. min. | 3x width max. |

TABLE 25.18-2. DOWNTOWN DISTRICT DEVELOPMENT STANDARDS (CONTINUED)

| Development Standard | Zone | | | |
|--|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| | D | D-O | DE | DE-O |
| I. Parking Placement ¹ | | | | |
| 1. Primary Street Setback | 20 ft. | 20 ft. | 20 ft. | 20 ft. |
| 2. Side Street Setback | 5 ft. | 5 ft. | 5 ft. | 5 ft. |
| 3. Side Yard Setback | 5 ft. | 5 ft. | 5 ft. | 5 ft. |
| 4. Rear Setback | 5 ft. | 5 ft. | 5 ft. | 5 ft. |
| J. Parking Requirements | | | | |
| a. Residential Uses | | | | |
| i. Studio and 1 Bedroom | <i>min. 1.25 / unit</i> | <i>min. 1.25 / unit</i> | <i>min. 1.25 / unit</i> | <i>min. 1.25 / unit</i> |
| ii. 2 Bedroom + | <i>min. 1.75 / unit</i> | <i>min. 1.75 / unit</i> | <i>min. 2 / unit</i> | <i>min. 2 / unit</i> |
| b. Non-Residential Uses | <i>3 space / 1,000 sq. ft.</i> | <i>3 space / 1,000 sq. ft.</i> | <i>3 space / 1,000 sq. ft.</i> | <i>3 space / 1,000 sq. ft.</i> |

¹ Open Space Type may count towards minimum Required Open Space requirement as defined in Section H.1 of Table 25.18-2.

² Partially subterranean and fully subterranean parking garages may align with the Primary Street and/or Side Street building frontage line(s) provided they do not extend higher than the maximum ground floor height standards described in Table 25.18-2, Section C.4.

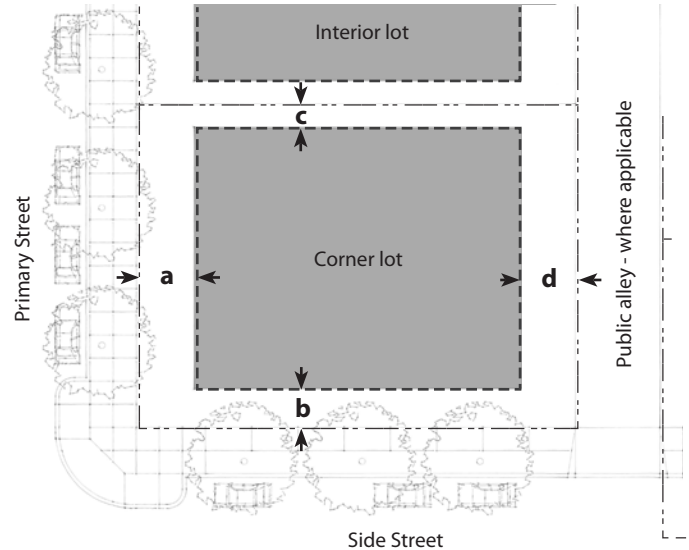
Building Height. Vertical distance from the average elevation of the finished grade to the top of eave or top of parapet; pitched roof height is the additional vertical distance from the top of eave to the highest point of the roof. See Figure 25.18-2 (Building Height).

Building Steback. The distance between the building line and the property line, or when abutting a street, the ultimate right-of-way line. See Figure 25.18-3 (Building Setbacks).

Primary Street. The street that is typically higher in the street hierarchy, typically carries more traffic, and where the main facade of a building typically faces.

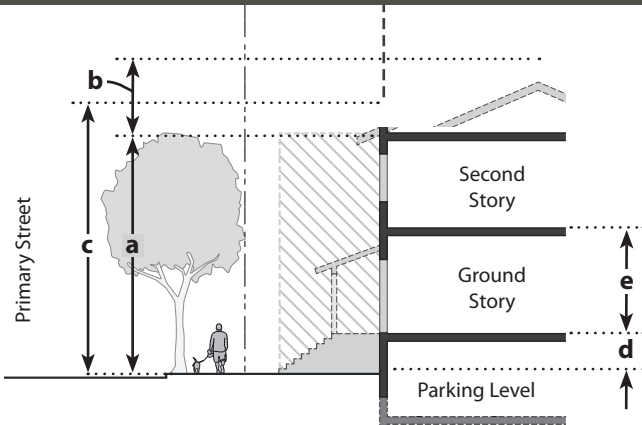
Required Open Space. Required open space shall be provided in area shown in Figure 25.18-4 (Required Open Space).

FIG. 25.18-2. BUILDING SETBACKS



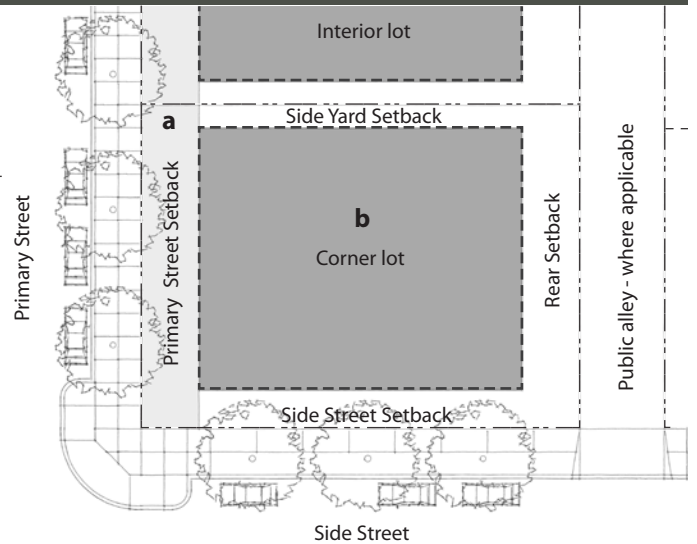
- a Primary Street Setback
 - b Side Street Setback
 - c Side Yard Setback
 - d Rear Setback
- Property Line
 - Setback Line
 - █ Buildable Area

FIG. 25.18-2. BUILDING HEIGHT



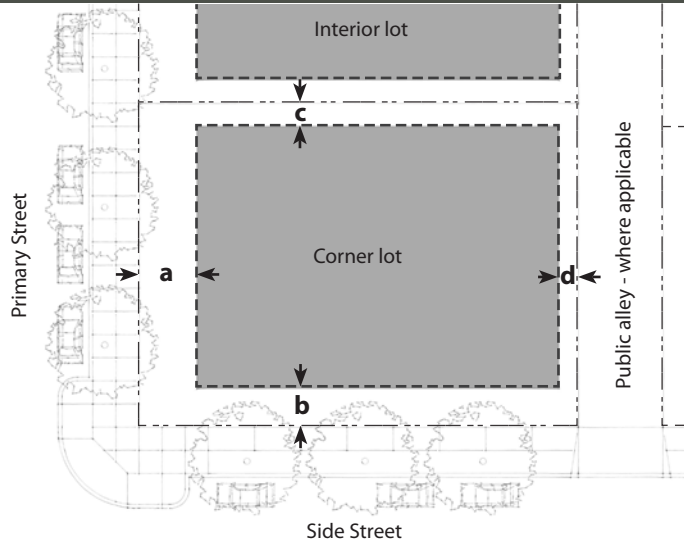
- a To eave of pitched roof
 - b Pitched roof height
 - c To parapet of flat roof
 - d Ground floor above grade at building setback line
 - e Ground story height
- Property Line
 - Setback Line
 - ▨ Architectural Encroachment

FIG. 25.18-4 REQUIRED OPEN SPACE



- Property Line
- Setback Line
- █ Area where front yard required
- █ Area within on-site open space required

FIG. 25.18-5 PARKING PLACEMENT



- a** Primary Street Setback
 - b** Side Street Setback
 - c** Side Yard Setback
 - d** Rear Setback
- Property Line
 - Setback Line
 - Area where parking allowed

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ONE ELEVEN DESIGN GUIDELINES

Palm Desert, California

07 January 2017



A. PURPOSE AND APPLICABILITY

The Design Guidelines in this section provide direction for the design of buildings, appurtenances and site elements. The materials, methods, and forms herein are recommended. Alternative forms may be permitted when approved in writing by the Director, based on a finding that they conform to the design intent of this Code or are otherwise required by law.

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A. PURPOSE

This section defines recommended building articulation strategies and techniques to help ensure that new development is compatible with and contributes to the intended urban scale and character of each Zone.

These design strategies and techniques enable the designer to manipulate the "scale" of buildings in addition to manipulating their size. Maximum building size standards are provided in the Urban Standards for each Zone. Additional building scale guidelines are provided in the Urban Design Criteria for that Zone, and this section provides additional guidance for meeting the intent of those Design Criteria.

These techniques are intended to help enable the design of buildings or building masses that may be larger in total width or height than neighboring buildings, or the intended "neighborhood scale," by reducing the apparent mass and scale of the subject building through design.

These building articulation techniques need not be applied to buildings or building masses that are by their basic size and massing already consistent with the intended architectural scale for the applicable zone or urban context. Over-articulation of buildings can produce a cluttered and busy appearance that can be just as inappropriate as buildings with too little articulation.

These strategies are applied to the following fundamental building mass types, as described in the following pages:

1. Block Form
2. House Form

The success of the articulation proposed for any building will be reviewed by the Architectural Review Commission, taking into consideration the totality of the proposed development in relation to its immediate context and the intent of the applicable Zone.



The massing of this mixed-use building is broken up by projecting corner balconies and chimney volumes that extend from the second floor residential units below.



The mass of this multi-family building is broken up with a gable that extends above the roof line and marks the entry into the unit.



Building masses, entrance porticos, chimneys, and corner windows project from the main mass of this multi-family building.

B. BLOCK-FORM MASSING

A block-form building is one to five stories tall, attached to or attachable to buildings on neighboring properties with no intervening side yard or setback. Such buildings – built at or near the street right-of-way line – form a portion of a "perimeter block," the edges of which strongly define the urban space of the adjoining streets.

Block-form buildings typically, but not invariably, have flat roofs, with or without pitched roof design elements at the top of the street facade. Such buildings generally extend the full width of the lot, and on wide lots have the potential to become significantly out of scale with their historic and existing urban context. A series of basic building articulation techniques are illustrated at right, by which the scale of block form-buildings may be moderated to contribute to the intended character of the applicable Zone.

FIG. 25.20-1A. HORIZONTAL ARTICULATION

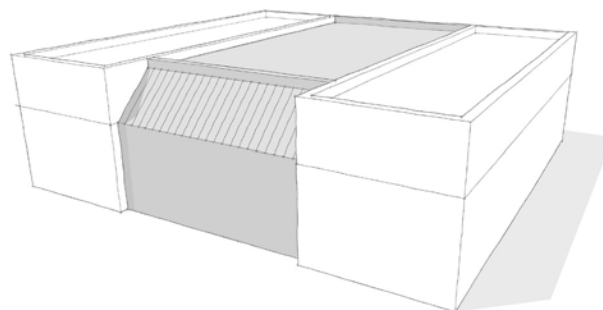


FIG. 25.20-1B. VERTICAL ARTICULATION

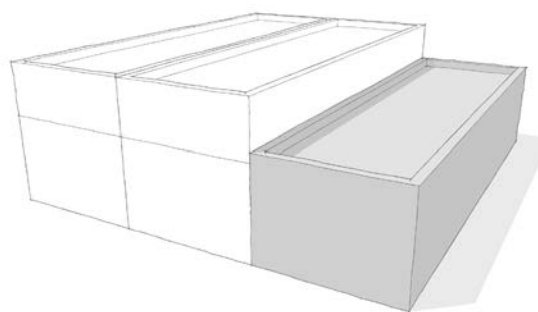


FIG. 25.20-1C. ARCHITECTURAL PROJECTIONS

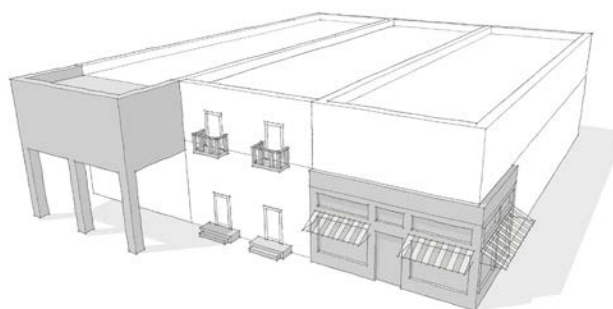
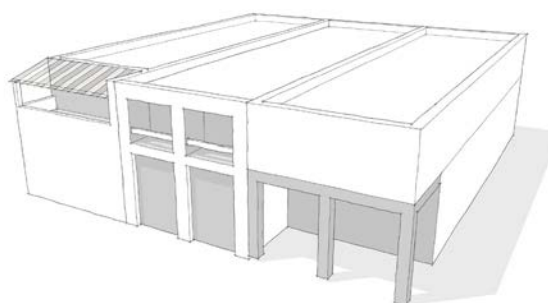
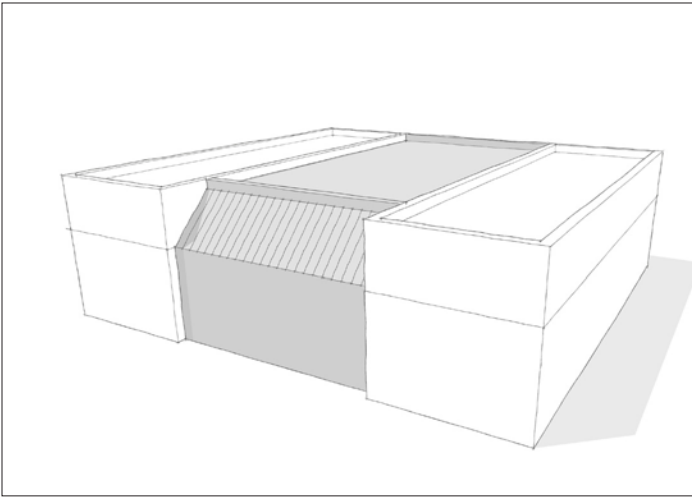


FIG. 25.20-1D. ARCHITECTURAL RECESSIONS



1. HORIZONTAL ARTICULATION



To modulate the apparent size and scale of a building by stepping a portion of the street-facing facade forward or backward from the predominant facade plane of the building.

Note that in city center or neighborhood center settings, this technique of stepping the facade backward or forward is generally less effective than stepping the facade up or down (see Vertical Articulation on following page). A steady building line at the ground floor is often desirable in defining a walkable downtown street.

EXAMPLES:



This mixed-use building on Main Street is set back from the buildings on either side of it.

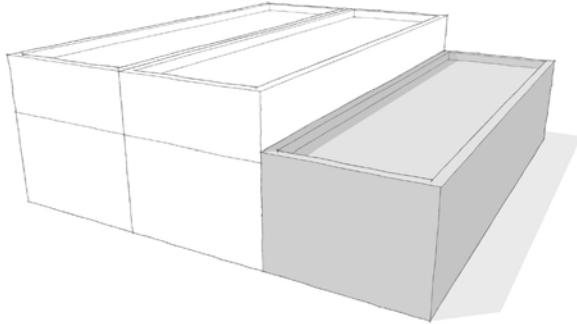


A multi-story mixed-use building set backs portions of its facade.



The orange mass of this mixed-use building is set back from the rest of the building. Further articulation is provided by second- and third-story balconies.

2. VERTICAL ARTICULATION



To modulate the apparent size and scale of a building by stepping a portion of the street-facing facade upward or downward from the predominant building height.

Note that this technique offers the opportunity to organize a rather long building into multiple "apparent buildings" to avoid the appearance of a "block-long building." This technique is also useful for "stepping down" the scale of a new building adjacent to an existing smaller building.

EXAMPLES:



These buildings along Main Street are built at different heights, adding variety to what would otherwise be a continuous wall.

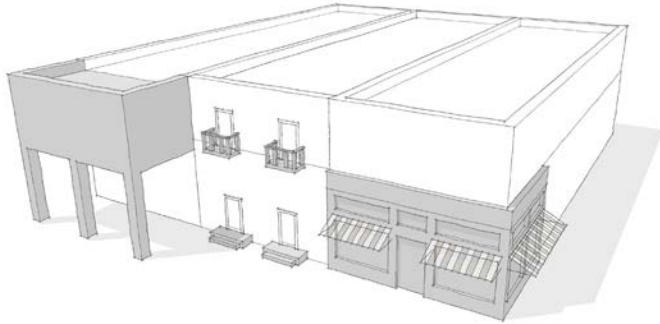


A combination of a prominent corner tower and building masses with parapets and pitched roofs reduced the apparent size of this building.



A multi-family building where the massing is broken down into smaller volumes.

3. ARCHITECTURAL PROJECTIONS



To modulate the apparent size and scale of a building by the application of projected architectural elements from the plane of the facade.

Note that this technique may be applied alone or in conjunction with other recommended articulation techniques. This technique is best suited to small-scale adjustments of building scale, whereas the building massing techniques on the previous pages are better suited to larger scale compatibility adjustments.

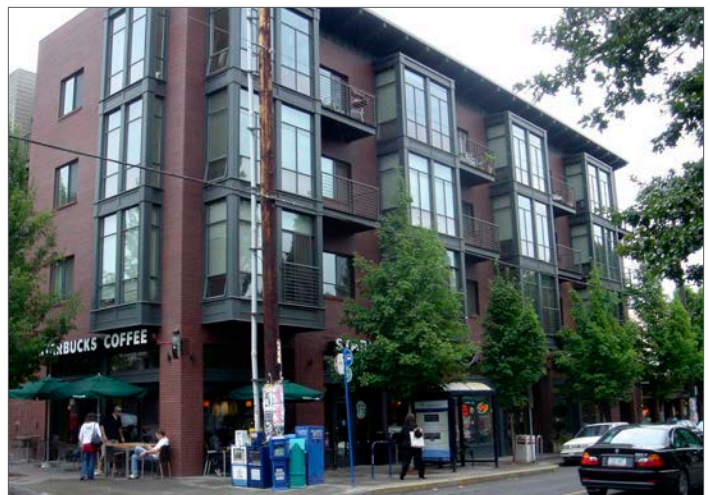
EXAMPLES:



A mixed-use building with inset windows and decorative balconies.

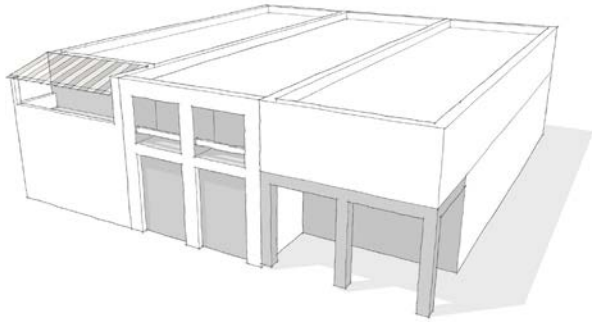


Upper floor balconies project from the corner of this mixed-use building.



Three-story bay windows and balconies project from the facade of this mixed-use building.

4. ARCHITECTURAL RESSIONS



INTENT AND TECHNIQUE

To modulate the apparent size and scale of a building by the application of recessed architectural elements or spaces – such as a recessed porch, covered passage, or recessed balcony – is cut into the plane of the facade.

Note that this technique has the potential to strongly define building entries, to provide transitional spaces at those entries, and in some cases to provide a lighter more open scale and character to building facades.

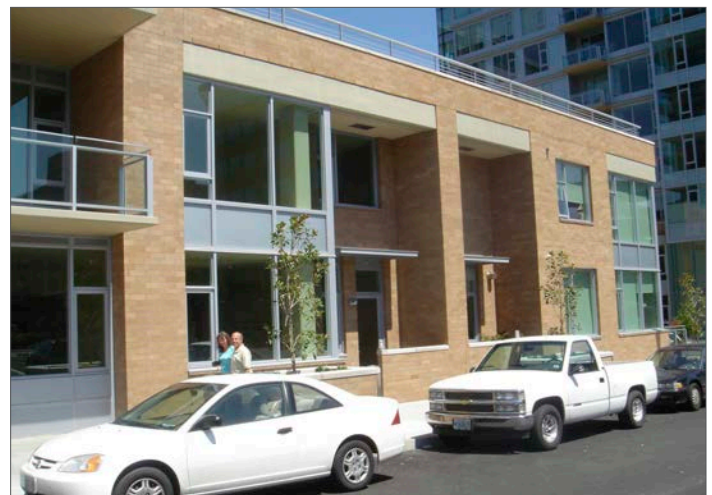
EXAMPLES:



A third-story covered balcony, along with second floor French balconies help articulate this three-story mixed-use building.



A recessed storefront accommodates covered, outdoor seating.



The front facade of this two-story townhouse building is recessed to accommodate the front entries.

A. PURPOSE.

Frontages are critical to defining district character, both in appearance and function. Frontages are comprised of the street facade of the building(s), including any projecting elements, and the landscape, hardscape, walls and fences of the front yard. Frontages provide an appropriate transition from the public environment of the street to the semi-private and private environments of front yards and street-facing ground floor spaces. They also signal the location of the building entrance and provide a semi-public space within which neighbors and visitors can interact. Frontages can also help to screen any on-site parking areas.

B. APPLICABILITY.

The Primary frontage of each building that faces a Primary Street or a park or other public space should be designed in conformance with the guidelines of this Section.

C. ALLOWABLE FRONTAGE TYPES.

1. All new buildings, renovations that comprise 50% of the existing structure, and additions that face the street should be designed to incorporate at least one of the frontage types allowed in that Zone.

D. REQUIREMENTS FOR ALL BUILDING FRONTAGES

1. All buildings should provide at least one street-facing primary pedestrian entry and street-facing windows on all floors. The Frontage Types herein may modify the configuration of those doors and windows but not replace them.

25.20.031 SHOPFRONT

A. DESCRIPTION.

Shopfronts are large openings in the facade at or near the sidewalk, enclosed with doors and transparent glass in a storefront assembly. The primary shop entrance is at the grade of the sidewalk and provides direct access to the commercial/retail use(s) on the ground floor. The basic required architectural elements comprising the storefront are large windows, doors with glass, transom windows, and a solid base (bulkhead). Optional elements include awnings, cantilevered shed roof or canopy, signage, lighting, and cornices.

Awnings or canopies may encroach into the public right-of-way over the sidewalk, extending to a distance within two feet of the face of curb. Primary Street and Side Street setbacks, if any, are to be paved with a paving material that is consistent with or matches the adjacent sidewalk.

B. DESIGN STANDARDS.

1. Storefront assemblies (doors, display windows, bulkheads, and associated framing) should not be set back within the Shopfront openings more than 2 ft.
2. Doors should match the materials, design, and character of the display window framing. "Narrowline" aluminum doors are prohibited.
3. **Display windows:**
 - a. Storefront(s) opening(s) along the primary frontage should comprise at least 70 percent of the ground floor wall area.
 - b. Walls without openings should not exceed 10 linear feet along Primary Street frontages and 25 linear feet along Side Street frontages.
4. Storefront glass that is clear, lightly tinted (e.g., less than 15%, low emissivity, solar) without reflective coating or dark tinting is encouraged. Instead, frontage types such as arcades and galleries and architectural elements such as awnings and canopies are encouraged to shade shopfront openings.

FIG. 25.20-2. SHOPFRONT STANDARDS



| FRONTAGE ELEMENT | MIN. | MAX. |
|--|--------|--------|
| a ¹ Height to top of transom (clear) | 10 ft. | 16 ft. |
| a ² Height to bottom of awning/canopy (clear) | 8 ft. | 10 ft. |
| b Width of storefront bay(s) | 10 ft. | 15 ft. |
| c Height of bulkhead | 1 ft. | 3 ft. |
| d Glass area % of ground floor wall area | 70 | 90 |
| e Storefront on second frontage | 25 ft. | - |

5. Transom windows (horizontal glass panels immediately above the storefront) are encouraged. Glass in clerestory windows may be clear, stained glass, or frosted glass.
6. **Bulkheads:**
 - a. Storefront bulkheads should be of material similar or complementary to the main materials of the building and should be made of the same materials or materials that appear to be visually “heavier” than the adjacent walls.
 - b. Recommended materials include ceramic tile, polished stone, or glass tile.
7. Awning widths should correspond to storefront openings and shall not extend across the entire facade.
8. New or renovated storefronts within historic buildings should consider emulating or recreating a previous storefront (from historic photos or drawings) in order to harmonize with the overall building architecture. This can be flexibly interpreted, for example, when the general form of a new storefront is like the original but the materials are contemporary.



Shopfront Example - large glazing area of display windows, glass door, clerestory and retractable awnings.



Shopfront Example - shopfronts behind an arcade with prominent, stylized awnings between each arcade opening.

25.20.032 ARCADE

A. DESCRIPTION.

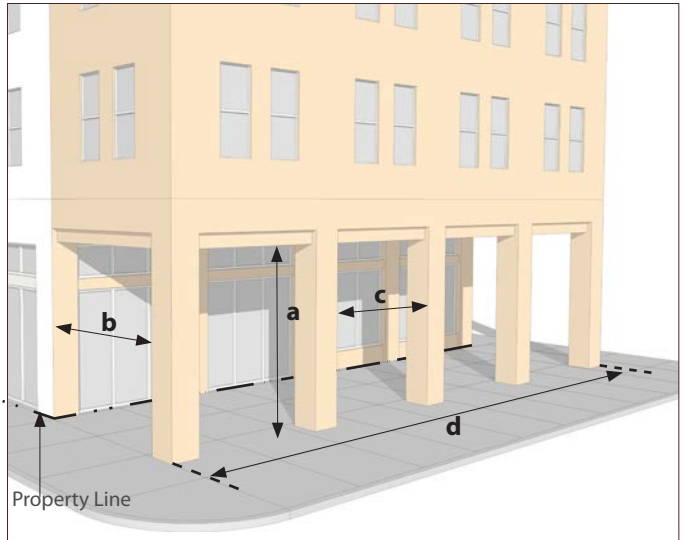
Arcades are facades with a ground floor colonnade that supports the upper stories of the building or, for one-story buildings, the roof. Arcades contain ground-floor shopfronts, making them ideal for retail or restaurant use, as the arcade shelters the pedestrian while shading the storefront glass, preventing glare that might obscure views of merchandise.

Planter boxes or pots may be placed in between the columns to provide enclosure for such uses as cafe seating.

B. DESIGN STANDARDS.

1. Along primary frontages, the arcade column spacing should correspond to storefront openings.
2. Column height should be four to five times the column width. Column spacing and colonnade detailing, including lighting, should be consistent with the style of the building to which it is attached.
3. Along Primary Street, walls without openings should not exceed 10 linear feet.

FIG. 25.20-3. ARCADE STANDARDS



| FRONTAGE ELEMENT | MIN. | MAX. |
|---|--------|--------|
| a Height (sidewalk to ceiling) | 12 ft. | 16 ft. |
| b Depth (facade to interior column face) | 8 ft. | 16 ft. |
| c Width | 10 ft. | 16 ft. |
| d Length along frontage (percent of building facade width) | 75 | 100 |



Illustrative Photo

25.20.033 GALLERY

A. DESCRIPTION.

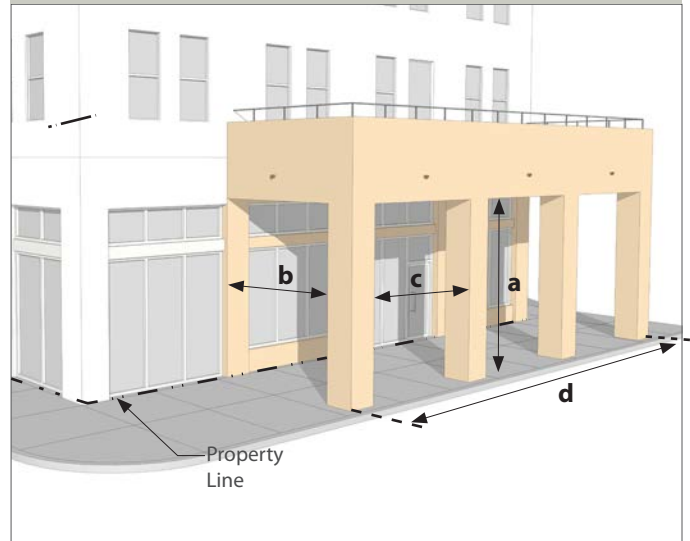
Galleries are facades with ground floor colonnades that support a cantilevered shed roof or a deck that covers the sidewalk. Galleries contain ground floor storefronts, making them ideal for retail use. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

Planter boxes or pots may be placed in between columns to provide enclosure for such uses as cafe seating, provided that adequate throughway access is maintained.

B. DESIGN STANDARDS.

1. Galleries may be roofed, provided the materials, style and design are consistent with the building.
2. Galleries should be combined with the Shopfront type (Section 5.10.020).
3. Galleries may encroach over the sidewalk in the public right-of-way, subject to the issuance of an encroachment permit or license agreement prior to issuance of a building permit.
4. Column height should be four to five times the column width. Column spacing and colonnade detailing, including lighting, should be consistent with the style of the building to which it is attached.
5. Columns should be placed in relation to curbs to allow passage around and for passengers of cars to disembark.
6. Walls without openings along primary street should not exceed 10 linear feet in length.

FIG. 25.20-4. GALLERY STANDARDS



| FRONTAGE ELEMENT | MIN. | MAX. |
|---|--------|--------|
| a Height (sidewalk to ceiling) | 12 ft. | 16 ft. |
| b Depth (facade to interior column face) | 12 ft. | 16 ft. |
| c Width | 10 ft. | 16 ft. |
| d Length along frontage (percent of building facade width) | 75 | 100 |



Illustrative Photo

25.20.034 STOOP

A. DESCRIPTION.

A stair and landing leading directly from the sidewalk to a building entrance. The ground floor of the building is raised to provide privacy for the rooms facing the public street. This frontage type is ideal for ground floor housing that is near the street.

B. DESIGN STANDARDS.

1. Stoops should correspond directly with the building entry(s) they provide access to.
2. The exterior stairs may be perpendicular or parallel to the adjacent sidewalk.
3. The landing may be covered or uncovered.
4. Landscaping should be placed on the sides of the stoop, either at grade or in raised planters.

FIG. 25.20-5. STOOP STANDARDS



| FRONTAGE ELEMENT | MIN. | MAX. |
|---|--------|--------|
| a Stoop width | 4 ft. | 10 ft. |
| b Stoop depth (not including stairs) | 4 ft. | 10 ft. |
| c Stoop floor height (measured from adjacent finished grade) | 18 in. | 3 ft. |
| d Planter/fence height | – | 3 ft. |



Stoop Example - stairs, landing, and landscape area.

25.20.035 DOOR YARD

A. DESCRIPTION.

An elevated or at-grade garden or terrace that is located in the front yard setback and that is enclosed by a low wall located at or near the property line. For elevated Door Yards, access from the sidewalk to the Door Yard is via a stair or ramp.

The Door Yard can accommodate a variety of activities, ranging from dining patios for commercial uses to patios for residential uses. In addition, the interior building spaces are separated from the adjacent sidewalk by the depth of the Door Yard and in the case of raised Door Yards, by the terrace height.

B. DESIGN STANDARDS.

1. Door Yards are enclosed by low walls.
2. The average grade of elevated door yards should not be more than three feet higher than the adjacent sidewalk or public open space. Walls may extend an additional two (2) feet in height and fences or railings to the height required by the California Building Code (CBC).
3. Wall and/or fence design, materials, and finishes should be consistent with the architectural style of the building.

FIG. 25.20-6. DOOR YARD STANDARDS



| FRONTAGE ELEMENT | MIN. | MAX. |
|---|-----------------------------|-------|
| a Size of Terrace | <i>per building setback</i> | |
| b Door Yard terrace floor height above adjacent sidewalk | – | 3 ft. |
| c Wall height above adjacent sidewalk | – | 4 ft. |
| d Wall height above terrace floor | – | 3 ft. |
| e Fence/rail height above terrace floor | <i>per CBC</i> | |



Door Yard Example - an outdoor patio for a single family house.



Door Yard Example - outdoor seating areas raised above the adjacent sidewalk and accessed by stairs. A low wall above the terrace level provides a place to sit.

A. PURPOSE

This Section identifies recommended architectural elements to ensure consistency with the Plan's goals for building form, character, and architectural quality. Some architectural elements are intended to project from the building face, encroaching into building setback areas or in some cases into the public right of way. Standards for such encroachments are provided in Table 25.18-2.F.

Architectural elements are intended to enliven building facades with human scale elements and spaces, providing them with depth, shade and shadow. These elements provide facade articulation at an intermediate scale, smaller than massing and larger than fenestration. They help to express the character and style of the building, purposefully and seamlessly integrated with the massing and fenestration, not just stuck on to "break up the mass".



Building with second floor balconies.



This building employs a couple of architectural elements to help break up the massing, including second-floor cantilevered rooms and street-facing, second-floor balconies.



Example of a two-story bay window.



This contemporary building provides corner balconies to modulate the corner of the building and shade the shopfront below.

B. GENERAL GUIDELINES

The following general design guidelines apply to building facades and architectural elements.

1. Architectural elements of each buildings - as well as its walls, roofs, windows, doors and other elements - should be consistent in design character, palette of materials, approach to detailing, and style.
2. Simple, natural bulding materials that age gracefully over time are preferred. Examples include smooth plaster, stone, brick, tile, metal, wood and glass.
3. When synthetic building materials are employed, they should faithfully simulate the natural material they are replacing, and possess superior weathering and aging characteristics.
4. Attached and projecting architectural elements and details that provide buildings with a human scale and pedestrian orientation – including lighting fixtures, custom signage, awnings, hand rails, balconies, and trellises – should be designed to be consistent and compatible throughout the building.
5. Awnings and canopies. Entry coverings may include canvas awnings, or projected shed or gabled roofs supported by brackets made of wood, wrought iron or metal. Awnings should be of a simple shed form, made of natural canvas or materials of similar appearance. Modern buildings may have metal or glass awnings supported by tension rods
6. Balconies, bay windows and projected rooms of traditionally styled buildings should have visible supports in the form of projecting beams or braces. Balconies on modern styled bulidings may simply project.
7. Railings. On traditional buildings, porch, balcony and other railings should be made of wood, wrought iron, steel bar or tube faithfully simulating true wrought iron. Modern buildings may also use galvanized or painted steel, aluminum, and cable railing components. Vinyl substitutes should be avoided.
8. Bay windows should be a maximum of 8 feet in width and should have a height that is equal to or greater than their width. Bays should be placed a minimum of 3 feet from any building corner or other bay. A bay's street facing facade should consist of at least 50% transparent fenestration.



A mixed-use building with second-floor bay windows.



A multi-family building with two-story bay windows. The roof of the bay window is a balcony for the third floor space.

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A. INTENT

On-site open space provides private and common public outdoor space for the enjoyment and use of residents and businesses, and also provides comfortable spaces through which pedestrian access is provided from the street to any buildings (or portions of buildings) that lack direct street frontage.

This Section identifies a series of open space types, including the configuration, size, and design characteristics each type. Refer to the District that applies to your lot to see which of these may be applied toward meeting the required amounts of on-site open space, and the size and configuration criteria that apply. Defined Open Space Types are:

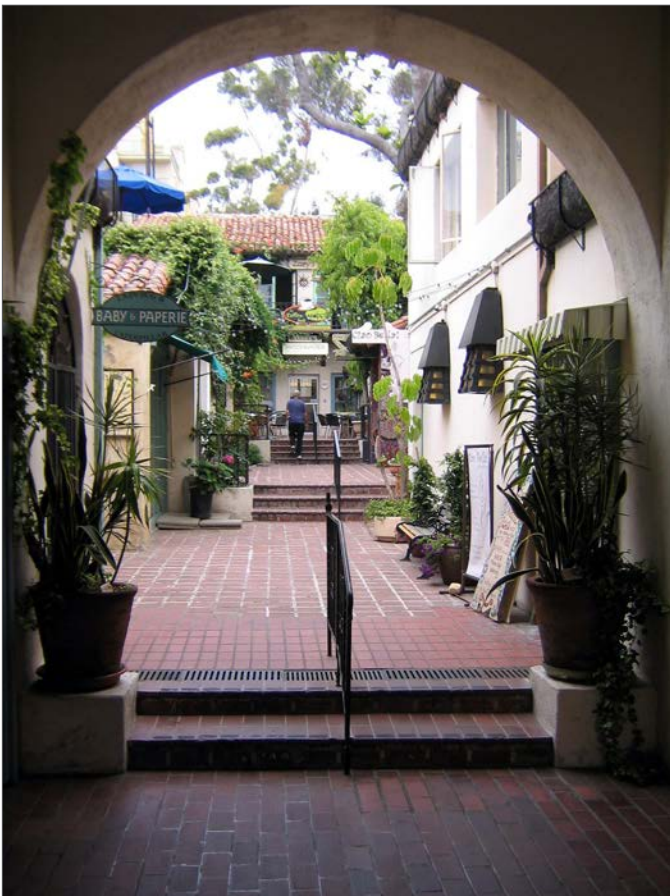
1. Front Yard
2. Court
3. Back Yard
4. Side Yard
5. Roof Deck
6. Passage



A dooryard provides private open space for this residential unit.



A shared court provides access to multiple units.



A covered passage leads to mixed-use court.



A court provides yard behind a rowhouse.

25.20.051 FRONT YARD

A. INTENT AND DESCRIPTION

The Front Yard is the area between the building façade and the street, providing pedestrian access from the street to all buildings and dwellings on the lot, as well as a physical separation from the street and a semi-public space for play and greeting one's neighbors. Front yards may be visually continuous with adjacent yards with a common landscape, or

enclosed by a low fence, wall, or hedge. On sloping sites, front yards may be raised above the level of the adjacent sidewalk and supported by a low retaining wall at the property line with steps providing access between the sidewalk and the yard (Dooryard). Frontage types and architectural elements may encroach into Front Yards, as allowed by the zone.

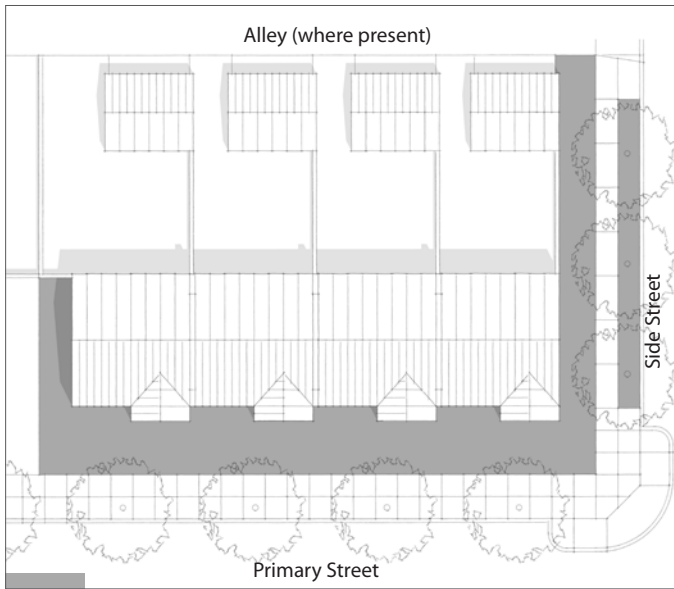
B. CONFIGURATION AND SIZE

1. The Front Yard is the area between the Primary Street facing building facade and the Primary Street property line, as shown in Figure 25.20-7.
2. On corner lots, the Front Yard also includes the area between the Side Street facing facade and the Side Street property line up to the fence enclosing the back yard, as shown in Figure 25.20-7.
3. Courts may extend into the Primary Street and/or Side Street Setback area(s), but portions within these setbacks areas do not count towards the minimum Required On-Site Open Space requirements of each individual zone.
4. Dooryards, porches, stoops, and architectural elements may encroach into the Front Yard as allowed by each individual zone.

C. DESIGN GUIDELINES

1. **Front Yard Landscape.** Front Yards should be landscaped and maintained as shown in Figure 25.20-7 and as follows:
 - a. Except for walkways, front yards should be planted in their entirety with trees, shrubs, ground cover and water conserving plant materials.
 - b. Front yard landscape should be maintained in an orderly and neat condition.
2. **Parkway Planting.** The parkway between the sidewalk and the street should be landscaped and maintained as shown in Figure 25.20-7 and as follows:
 - a. Street trees of an approved type should be provided in the planting strip between the sidewalk and the street.
 - b. Parkways should be planted with water conserving plant materials.
 - c. Parkways at commercial uses may be omitted to allow for pedestrian access. Trees should be accommodated in tree wells.
3. **Front Yard Fences.**
 - a. Front yard fence and wall materials and design should be compatible with the architectural style of the building.
 - b. Front yard fences, walls, and hedges shall be no taller than 3 ft. 6 inches above the adjacent sidewalk or as defined in the Urban Standards for the applicable Zone.
 - c. On corner lots, fences and walls along the side street frontage may be up to 6 feet high for the rear portion of the site up to fifteen (15) feet behind the primary street facing facade line (see Figure 25.20-7). Fences along the remaining side street frontage may be up to a maximum of 3 ft. 6 inches high or as defined in the Urban Standards for the applicable Zone.
 - d. Raised Front Yards (Door Yards) shall be up to a maximum of 3 ft. 6 inches high above adjacent sidewalk or as defined in the Urban Standards for the applicable Zone.

FIG. 25.20-7. REQUIRED FRONT YARD LANDSCAPE



Area that is required to be landscaped and maintained by the owner or homeowners association.



This front yard is enclosed by a low wall.



Front yard



A continuous lawn extends across a series of single family front yards.

25.20.052 COURT

A. INTENT AND DESCRIPTION

A Court is a semi-public, shared open space within a lot, for use by more than one resident or tenant. It is a well-defined, coherent area that is an essential component of the project's design, not merely space left over after the building mass is placed. Courts generally provide visitor access from the street

to dwellings, retail or office spaces, and/or buildings within the lot that lack direct frontal access from the street. The degree of enclosure or openness may vary, as per the requirements of each zone and the design intent of the project designer.

B. CONFIGURATION AND SIZE

1. **Configuration.** Courts – particularly the portion of the court(s) that is intended to meet the minimum Required On-Site Open Space area requirements of each individual zone – should be placed in the following ways:
 - a. **Side Court.** The Court is placed along the side yard of the parcel to:
 - i. Work together with a court or back yard on an adjacent lot to create the effect of one large open space;
 - ii. Provide a contiguous space for entrances to a neighboring existing building that face the proposed project and are located close to the property line, to face; or
 - iii. When the adjoining lot contains a single-family house, to create a large open space next to the house.
 - b. **Open to Street.** The Court adjoins the minimum Primary Street setback line creating a deep, combined garden/terrace facing the street.
 - c. **Internal Courtyard.** The Court is an internal courtyard, entirely contained within the site.
 - d. **Special Circumstances.** When a site contains an exceptional feature, such as a large, healthy tree or topography, the Court is placed to retain and take advantage of that special feature.
2. **Size.** Refer to the applicable Zone for dimensional requirements.
3. **Enclosure.**
 - a. In general, a Court's perimeter should be defined by building walls on at least two sides, and on a third side by building walls or architectural or landscape elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees.
 - b. In some cases, one side of a Court may be defined by a building wall or a linear landscape element on an adjoining property.
 - c. Driveways located adjacent to a Court should be screened by architectural elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees so as not to appear to be located within the Court.
4. **Encroachments into Courts.** Dooryards, stoops, and architectural elements may encroach into the Court as allowed by the Urban Standards of each Zone.

FIG. 25.20-8A. SIDE COURT EXAMPLES

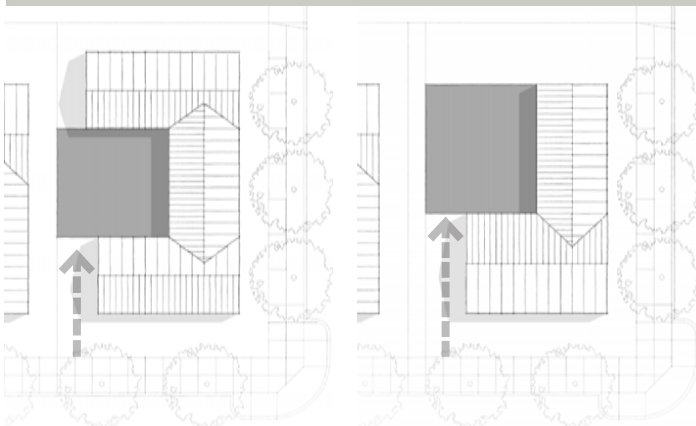
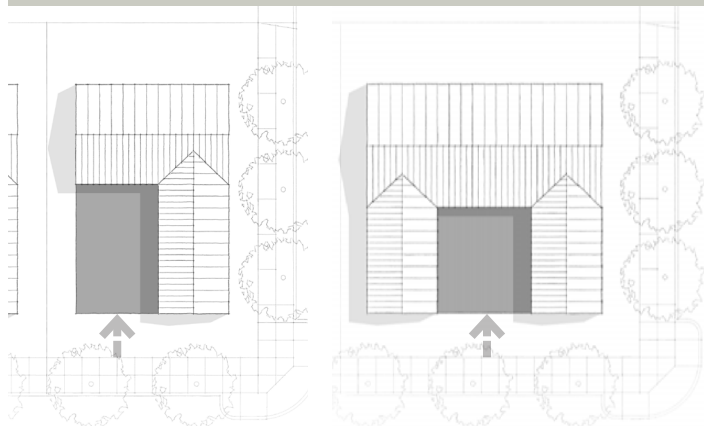


FIG. 25.20-8B. OPEN TO STREET COURT EXAMPLES



C. DESIGN GUIDELINES

1. **Common Area.** Courts should be designed to be gathering places for the occupants and also circulation spaces through which pedestrian access is provided from the street to any buildings (or portions of buildings) that lack direct street frontage. Courts should provide a central, flat area that is usable and encourages human activity and interaction. This area should contain a combination of paving and landscaping.
2. **Private Area.** Courts should be designed to provide for private access to dwellings and businesses that lack direct street frontage. Courts should also provide space for private outdoor space in the form of private patio and terrace spaces.
3. **Amenities.** Courts should include public amenities such as seating areas, fountains, BBQ islands and/or outdoor fireplaces to encourage their use as common outdoor rooms or gathering places.
4. **Finishes.** Court materials, finishes, fixtures, and colors should be designed in a manner that is consistent with the architectural language of the building.
5. **Landscape.**
 - a. Except for paved areas, courts should be planted in their entirety with trees, shrubs, ground cover and water conserving plant materials.
 - b. Arbors, trellis structures and raised planter/seating walls are encouraged.
 - c. Court planting may be in permanent planters
 - i. The top of walls of planters should generally be no taller than a bench, but some may be up to waist height if so required to support the health of plantings.
 - d. Appropriate irrigation and drainage should be provided to all planted areas and planter pots.
 - e. Trees scaled to the space are generally recommended for shade and to screen views to and from neighboring buildings.



The side courts of these two buildings work together to create a single space.

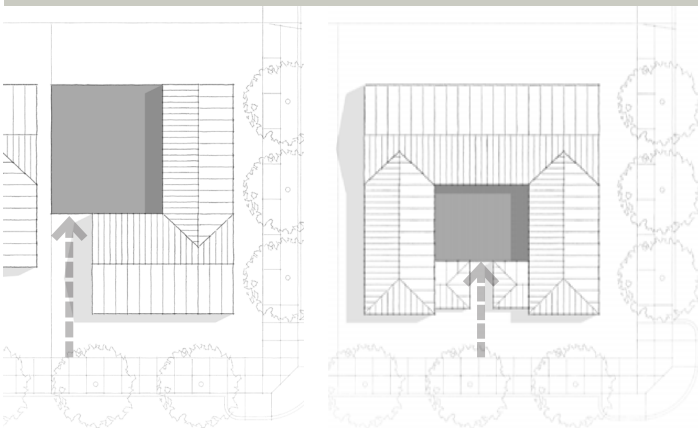


An internal court with a fountain as its focal point.



A court that provides outdoor dining.

FIG. 25.20-8C. INTERNAL COURT EXAMPLES



25.20.053 SIDE YARD

A. INTENT AND DESCRIPTION

A landscaped open space along one side of a lot. Side Yards may be semi-private spaces through which visitor access is provided to one or more buildings or dwellings, or may be private spaces for the exclusive use of the residents of one or more dwellings.

Side Yards of single-family dwellings are private, primarily landscaped open spaces. For multi-family buildings, Side

Yards may be designed for the shared use of all residents, or divided into private areas for the use of a specific dwelling. Note that Side Yards strongly defined by buildings on two or more sides – particularly if they include significant Hardscape areas – may also be classified as Side Courts, see Section 25.20.0052.2.a.i.

B. CONFIGURATION AND SIZE

1. Configuration.

- Side Yards are located between the building and the Side Yard property line and should have a basic rectangular shape.
- For Multi-family buildings, the Side Yard provides access to units.

2. Size. Refer to the applicable Zone for minimum and maximum dimensional requirements.

3. Encroachments. Dooryards, porches, stoops, and architectural elements may encroach into the Side Yard as indicated in the Design Criteria for the applicable Zone.

FIG. 25.20-9A. SINGLE FAMILY SIDE YARD

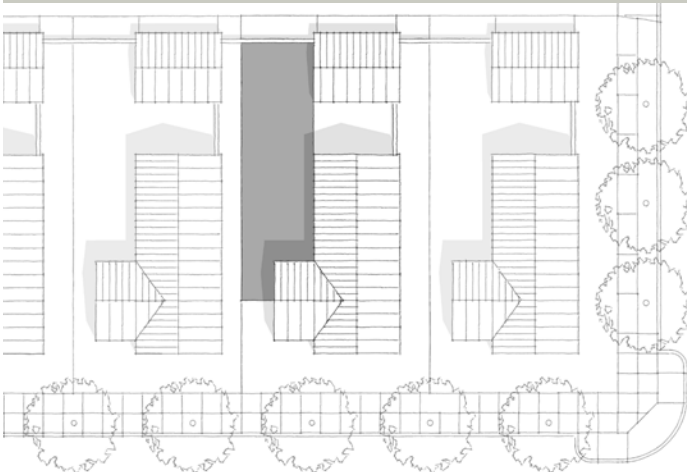
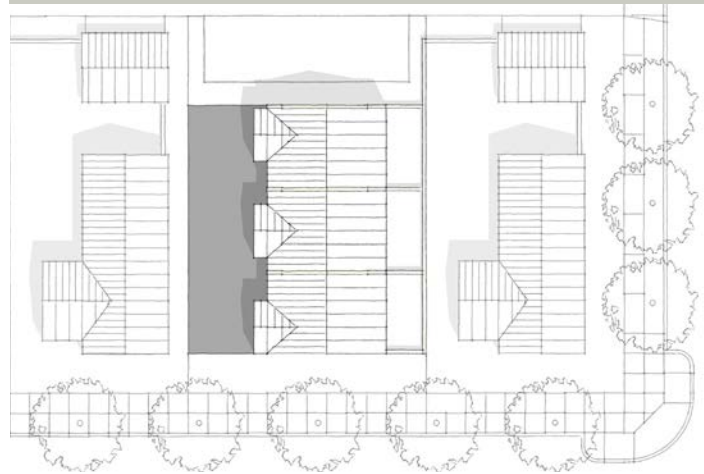


FIG. 25.20-9B. MULTI-FAMILY SIDE YARD



C. DESIGN GUIDELINES

- Single Family Side Yards.** Side Yards may be landscaped and have hardscape at the discretion of the owner.
 - Landscape.** Trees scaled to the space are generally recommended for shade and to screen views to and from neighboring buildings.
- Multi-Family or Commercial Side Yards.**
 - Finishes.** Side Yard materials, finishes, fixtures, and colors should be designed in a manner that is consistent with the architectural language of the building.
 - Landscape.**
 - Except for paved areas, side yards should be planted in their entirety with trees, shrubs, ground cover and water conserving plant materials.

- Side Yard planting may be in permanent planters:
- The top of walls of planters should generally be no taller than a bench, but some may be up to waist height if so required to support the health of plantings.
- Appropriate irrigation and drainage should be provided to all planted areas and planter pots.
- Trees scaled to the space are generally recommended for shade and to screen views to and from neighboring buildings



A paved side yard provides access to this single family house.



A low wall provides this side yard with privacy from the street.



The side yard of this multi-family building provides access to adjoining units.



The side yard of this multi-family building provides access to adjoining units.

25.20.054 BACK YARD

A. DESCRIPTION

A private, landscaped open space located behind a single family or multi-family building that is for the use of the residents of one or more dwellings. For buildings with two or more units, Backyards may be divided into separated private yards, provided each private yard is located directly adjacent to the dwelling unit.

B. CONFIGURATION AND SIZE

1. Configuration.

- Backyards are located behind the primary building, generally away from the view of the Primary Street.
- For buildings with two or more units, Backyards may be divided into separated private yards, provided the private yards are directly adjacent to the unit.

2. Size. Refer to each individual zone for minimum and maximum size requirements.

3. Encroachments. Dooryards, porches, stoops, and architectural elements may encroach into the Backyard as allowed by each individual zone.

FIG. 25.20-10A. SINGLE FAMILY BACKYARD

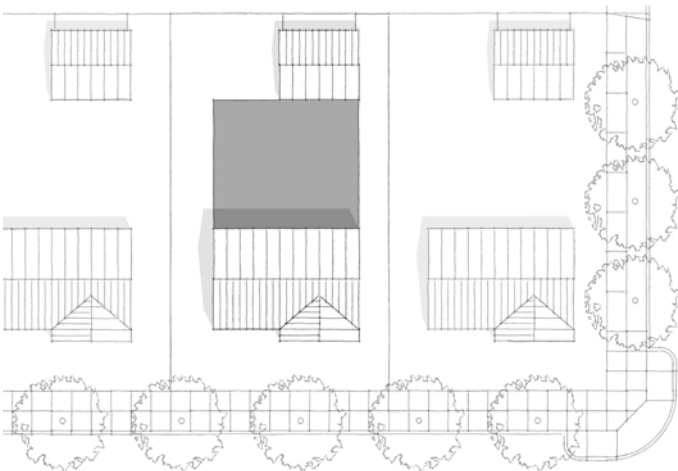
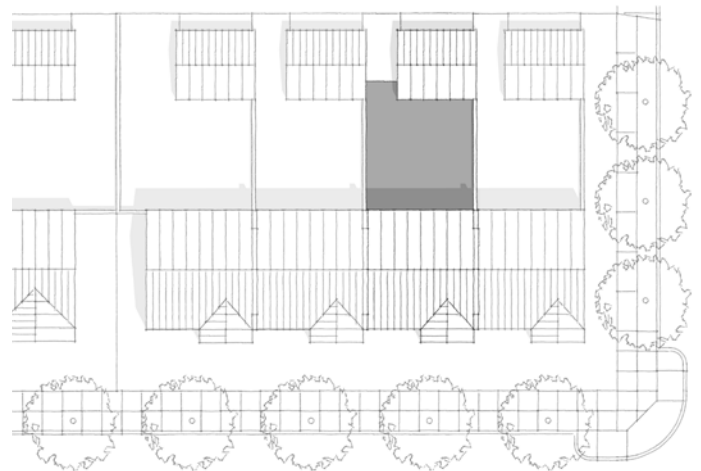


FIG. 25.20-10B. MULTI-FAMILY BACKYARD



C. DESIGN

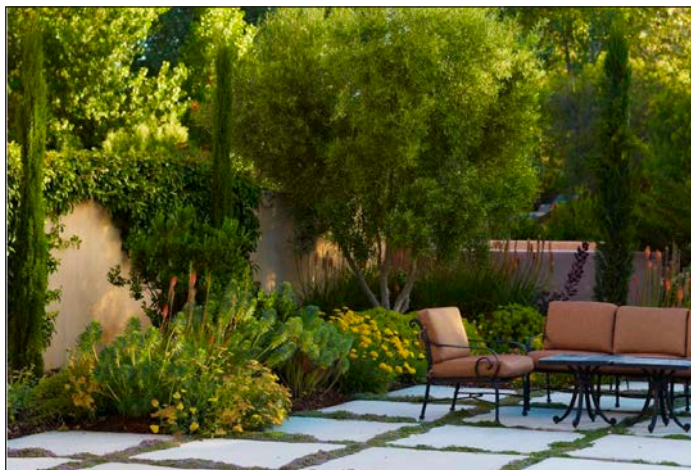
Since Backyards are private open space areas, no design standards are provided.



A backyard seating area and outdoor fireplace.



A backyard vegetable garden.



A backyard with a large paved area surrounded by border planting.



A drought tolerant backyard.

25.20.055 ROOF DECK

A. DESCRIPTION

A rooftop open space that may be assigned to individual units or a shared open space available for use by all residents or tenants. Amenities can include trellises, landscaping, seating areas, outdoor fireplaces, and the like.

B. CONFIGURATION AND SIZE

- 1. Configuration.** Roof Decks may be located on a portion or all of a building, subject to the California Building Code (CBC).
- 2. Size.** Refer to each individual zone for minimum and maximum size requirements. Roof decks can meet the minimum open space requirements in certain zones.

C. DESIGN

- 1. Amenities.** Roof Decks may include design elements such as seating areas, fountains, and/or outdoor fireplaces to encourage their use as outdoor rooms or gathering places.
- 2. Finishes.** Roof Deck materials, finishes, fixtures, and colors visible from the street and Required On-Site Open Spaces – including trellises, railings, and walls – should be designed in a manner that is consistent with the architectural language of the building.



A rooftop seating area.



Trellises covered rooftop decks.



A rooftop restaurant.

25.20.056 PASSAGE**A. DESCRIPTION**

Passages provide a pedestrian connection between or through buildings from the street to a Court or between two Courts. Passages may be covered or uncovered.

B. CONFIGURATION AND SIZE**1. Configuration.**

- Passages should have a basic rectangular shape and may be open to the sky or covered by a roof or upper floors.
- Passages may be provided between buildings or along side yards.
- Passages may be gated or completely open to the street, but should be unobstructed by garden walls or other solid elements that impede views into and out of the Court to which they provide access.

- Size.** Refer to each individual zone for minimum and maximum size requirements.

C. DESIGN

- Finishes.** Passage materials, finishes, fixtures, and colors should be designed in a manner that is consistent with the architectural language of the building.

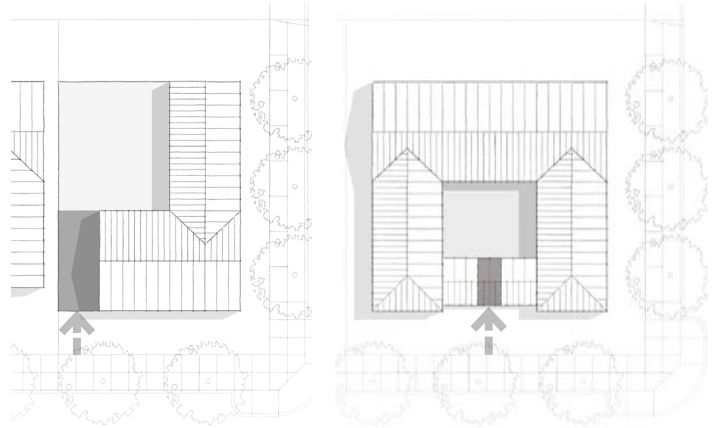
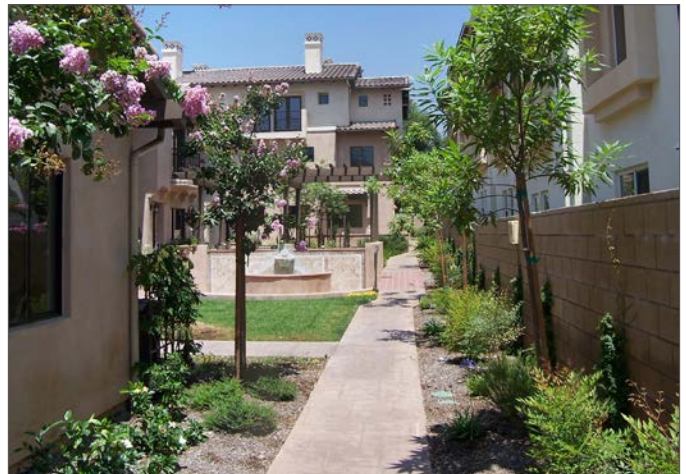
FIG. 25.20-11. PASSAGE

Diagram of passages connecting between two building masses to an Enclosed Court (left) and of a passage connecting to a Court along the side yard.



Example of a side yard passage providing access to a Side Court.



Example of a covered passage.



Example of an uncovered passage.

25.20.061 SURFACE PARKING LOTS

A. INTENT

Surface parking lots should be located and configured to provide adequate parking supply and convenient access to the buildings and patrons they serve. All lots should provide safe, well-lit, landscaped, shaded and comfortable environments,

and be appropriately configured and screened to not intrude into public views, or into required on-site open spaces. Additionally, surface parking lots should be designed to be compatible with the surrounding architectural styles.

B. ACCESS, CONFIGURATION AND SIZE

1. Access.

- a. **Vehicular Access.** Vehicular access should be located on the side of a lot, and accessed by a drive (side lot) or alley or lane (rear lot). Drives/allies may be one- or two-way but must provide a dedicated entrance/exist.
- b. **Pedestrian Access.** All pedestrian access should be clearly marked, lit and meet all required ADA standards.

2. **Configuration.** Surface parking shall be located per the Parking Placement Standards of Table 25.18-2, Section I. No surface parking will be located in front of a building (except for public on-street parking). All parking should be located in the following locations:

- a. **Side.** Side parking lots should be located and designed to not occupy more than 50% of the Primary Street site width and should be screened from the public right-of-way.
- b. **Rear.** Rear parking lots should be located, designed and screened from the public right-of-way, and meet all setback requirements in *Section 25.18.050*.
- 3. **Size.** All surface lots should provide up to 1 bay of parking, not to exceed 75' wide.

C. DESIGN GUIDELINES

1. **Screening.** Surface parking spaces may be open or covered. All surface parking should be screened from street views by buildings, walls or the screening strategies below:

- a. **Landscape Screening.** Trees scaled to the space are generally recommended for shade and to screen views to and from neighboring buildings.
- b. **Screening Structures / Facades.** Screening devices may include various elements such as walls, perforated metal panels, wire mesh, finished concretes and other high quality materials that maintain architectural sensitivity to the surrounding buildings and character.
- c. **Public Art / Murals.** In accordance with the City's Public Art Program, surface lots may incorporate public art elements such as sculptures, mural paintings, images and other artistic facade treatments and installations.

2. **Shade.** Shade should be provided throughout surface lots. In addition to landscape elements, shade may be provided with the following strategies and should match the architectural character of the surrounding structures.

- a. **Shade Structures.** Structures may include arbors, trellises, pergolas, mesh and overhead canopies.
- b. **Solar Shade Structures.** For lots without public frontage and out of public view, standalone solar structures may be used. For lots within public view, individual solar panel may be applied to existing shade structures.

3. Lighting.

- a. Outdoor light fixtures should be limited 15 feet high.
- b. Lighting should be shielded or recessed so that:
 - i. The light source (i.e., bulb, etc.) is not visible from off the project site; and
 - ii. Glare and reflections is confined to the maximum extent feasible within the boundaries of the project site. Each light fixture shall be directed downward and away from adjoining properties and the public right-of-way.
- c. No lighting should have illumination levels greater than one foot-candle.

4. **Landscape.** Water conserving plant materials should be applied in compliance with the following:

- a. **Amount of landscaping.** Landscaping within or around the parking area should cover a minimum ratio of 10% of the gross area of the parking lot. A minimum of one shade tree should be provided for each 4 parking spaces, or trees shall be provided to achieve 50% canopy coverage of paved area at maturity, whichever is greater.
- b. **Location.** Landscaping should be evenly dispersed in a parking area with trees planted around the perimeter. For larger parking areas, orchard-style tree plantings (placed in uniformly-spaced rows) are encouraged.

C. DESIGN GUIDELINES (CONTINUED)

- c. Irrigation.** Appropriate irrigation and drainage shall be provided for all landscaped areas.
- 5. Paving.** In an effort to reduce stormwater run-off and water pollution, and to allow for the replenishment of groundwater, parking areas should be designed to reduce the amount of run-off generating surface area. The following permeable surfaces for parking and maneuvering areas are encouraged:
 - a.** Pervious asphalt and concrete;
 - b.** Permeable pavers (products such as Unipaver, Eco-stone and SF Rima or an approved equivalent);
 - c.** Reinforced gravel paving (such as Invisible Structures' Gravelpave);
 - d.** Reinforced grass paving (such as Invisible Structures' Grasspave);
 - e.** Other permeable surfaces as approved by the City.
- 6. Finishes.** Parking lot and structure materials, finishes, fixtures and colors should be designed in a manner that is consistent with the architectural character of surrounding buildings.
- 7. Amenities.** The following amenities may be integrated to support alternative modes of transportation and sustainability. These amenities should be located in convenient locations to incentivize their use.
 - a. Bicycle Parking.** Bicycle parking may be located within surface lots according to Municipal Code § XX.
 - b. Clean Air Vehicle Parking.** Parking facilities are encouraged to incentivize the use of clean air vehicles (including EVs) is encouraged to support the use of low- and zero-emission vehicles within surface lots
 - c. Golf-Cart / Motorcycle / Scooter Parking.** Parking for regulation-size golf-carts, motorcycles and scooters may be provided according to Municipal Code § XX.
 - d. Shuttle Call Box.** In conjunction with the City's shuttle bus program(s), call boxes should be clearly marked and conveniently located at the ground floor of parking lots and structures.



A parking lot shaded by trees planted in uniformly-spaced rows.



A commercial parking lot that includes planting areas and semi-permeable paving to facilitate rainwater recharging.



A parking lot paved with gravel and informal planting facilitates water recharging.

25.20.062 PODIUM AND SUBTERRANEAN PARKING STRUCTURES

A. INTENT

On-site parking should be located and designed to provide adequate parking supply and convenient access to the buildings and patrons they serve and not intrude into public views, or into required on-site open spaces.

B. ACCESS, CONFIGURATION AND SIZE

1. Access.

- a. **Vehicular Access.** Vehicular access shall be located on the side of a lot, and accessed by an alley, lane, or drive.
- b. **Pedestrian Access.** All pedestrian access points shall be clearly marked, lit and meet all required ADA standards.
- c. **Gated/Residential Access.(secure upper level, pedestrian bridge).** Direct pedestrian access from upper levels of parking structures to residential buildings is permitted only over the following street types: Alleys and Lanes.

2. Configuration.

- a. On-grade parking podiums and parking structures shall be located per the Parking Placement Standards of Table 25.18-2, Section I.
- b. The Primary Street and Side Street frontages of on-grade parking podiums and parking structures shall be lined with occupiable, usable space with a minimum depth of 20 feet.
- c. Partially subterranean and fully subterranean parking garages may align with the Primary Street and/or Side Street building frontage line(s) provided they do not extend higher than the maximum allowed ground floor height, per Table 25.18-2, Section C.4.

3. Size. Refer to each individual zone for size standards.

FIG. 25.20-13A. PARKING AT LANE STREET TYPE



Direct pedestrian access from top level of parking structures over lane street type to residential building.



A multi-story park-once garage lined with a mixed-use liner.

FIG. 25.20-13B. SUBTERRANEAN PARKING

